



8 Haslemere grove, DN5 9QN

**£174,500 Offers In Excess Of
Tenure Freehold**

- Contemporary Throughout
- Landscaped Garden
- Off Road Parking
- Perfect for first time buyers
- CCTV
- Easy Access To Fantastic Amenities & Town Centre
- Open plan kitchen / dining area

This spacious family home enjoys a convenient position on a lovely residential roadway and ticks all the boxes for families, first time buyers or even investors. From stepping off the generous block paved driveway you are welcomed by a stylish and well proportioned entrance hall with a modest separate porch great for that all important coat and shoe storage. The lounge is cozy yet functional boasting a large bay window feature that maximises the space. The open plan dining kitchen overlooks the large enclosed rear garden and French doors allow plenty of natural light to flood into the room. The fully fitted contemporary kitchen benefits from crisp white cupboards and contrasting work surface with integrated oven and hob. The outbuildings adjoining the property are fully plumbed for washing machine and tumble dryer facilities. Much improved by the current vendors the property has undergone renovation in recent years including a new roof and a brand new central heating boiler only weeks ago.

Upstairs the style continues with three generous bedrooms and a modern fully tiled bathroom with L-shaped bath and vanity sink and WC unit.

Externally the property enjoys a large enclosed rear garden with a paved patio as well as a decked seating area. The garden is the perfect space for children and entertaining friends. Within walking distance to schools, shops and only a short drive to the town centre this property is ideally placed for any family. Viewing is highly recommended - call Welcome Homes today



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	86
(69-80) C	73
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC